

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/31 Ellen Street Springvale, 3171
---	------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$800,000 & \$880,000
---------------	-----------------------

Median sale price

Median price	\$880,000	Property Type	HOUSE	Suburb	SPRINGVALE 3171
Period - From	01-Oct-2022	to	30-Sep-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 BYRON STREET CLAYTON SOUTH VIC 3169	\$950,000	06-May-2023
2	10 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$845,000	25-Sep-2023
3	23 MONASH CRESCENT CLAYTON SOUTH VIC 3169	\$858,000	29-Jul-2023

This statement of information was prepared on 15-Dec-2023 at 12:05:39 PM EST